

WISCONSIN DEPARTMENT OF HEALTH SERVICES

MENDOTA MENTAL HEALTH INSTITUTE
MADISON, WISCONSIN



REQUEST FOR ARCHITECTURAL AND ENGINEERING DESIGN
SERVICES

***MENDOTA JUVENILE TREATMENT CENTER
EXPANSION***

PROJECT NUMBER 18F1Y

SEPTEMBER 2018

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Project Background and Purpose

The Department of Health Services (DHS) operates the Mendota Mental Health Institute (MMHI) located in the City of Madison and established in 1860 to provide specialized mental health services to the people of Wisconsin that are not met by other resources. The Mendota Juvenile Treatment Center (MJTC) has been in operation since 1995. It is part of the Wisconsin Department of Health Services (DHS) and is operated by the Mendota Mental Health Institute.

MJTC is an internationally recognized program for serious and violent offenders. Juvenile youth are transferred from the Department of Corrections (DOC) for psychiatric assessment and treatment. The MJTC mission is to treat serious juvenile offenders by combining the security consciousness of a traditional correctional institution with a mental health orientation. The unique approach of the treatment model addresses the deeper detachment and antagonistic defiance and anger often experienced by traumatized youth. The model involves provision of daily care with a clinical-correctional foundation that acknowledges personal suffering and estrangement from cultural norms.

The existing program at MJTC will be expanded by constructing additional facilities to house male and female offenders. Substantial programming space will also be constructed to allow the expanded facility to complete its mission. This project was enumerated by 2017 Wisconsin Act 185 for \$15,000,000. The Department of Health Services will ask for additional funding in its 2019-2021 Capital Budget request. Act 185 requires that juveniles occupy the new space by January 2021.

Project Scope

This project will expand the existing MJTC facility by constructing a new building or buildings adjacent to the existing facility. The current facility houses 43 male juvenile offenders. The new facility will add two units for 30 male and two units for 20 female juvenile offenders for a total of 50 new units. The new units will be integrated into the existing MJTC facility to create an MJTC campus within the grounds of MMHI. A portion of the existing MJTC building will be remodeled to accommodate the circulation of juveniles through the integrated facility while maintaining separation between males and females. The new facility will include substantial programming space to facilitate the work at MJTC. This programming space includes a life skills area, a dining area, a health services unit to provide dental and clinical services, and a class room area. A visitation area, staff offices, and support areas for the living units will also be included. Fenced courtyards will be created on the grounds adjacent to the buildings to create outdoor programming space. An underground service tunnel will be constructed from the new building to the existing service tunnel network at MMHI to allow the secure delivery of meals and supplies. Utilities from the MMHI campus will be extended to the new building under this project. (The site for the expansion will be cleared of existing utilities by a separate project.) Door controls and video surveillance will be upgraded in the existing MJTC facility so that the security environment is uniform throughout the MJTC campus. The parking lot to the south of the existing MJTC building will be expanded to accommodate staff and visitors.

Project Schedule:

A/E Selection:	Nov 2018
Design Report:	Apr 2019
SBC Authority to Construct:	June 2019
Bid Date:	Oct 2019
Start Construction:	Nov 2019
Substantial Completion:	Oct 2020
Final Completion:	Apr 2021

Project Budget:

Construction:	\$39,166,000
Design:	\$2,817,000
DFDM Fee:	\$1,723,000
Contingency:	\$3,917,000
Equipment:	\$1,175,000
Other Fees:	<u>\$196,000</u>
TOTAL	\$48,994,000

Scope of Services

The A/E will provide design through construction administration services as indicated in the DFD “*Policy and Procedure Manual for Architects/Engineers and Consultants*”, the “*Guide for Developing Program Statements for Projects Requiring Enumeration*”, and the DFD “*Contract for Professional Services* as directed by DFD at the Design Kickoff meeting. The services may be contracted in multiple parts with project-specific review/ approval/ authorization points in the contract as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables

In addition to the requirements for design through construction in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following additions and clarifications should be noted:

- The A/E will work with the DFD and the appropriate DHS and MMHI staff to review the Program Statement and finalize the space plan for the MJTC Expansion. A Design Report Appendix will summarize the basis of design for the new building and will accompany the Design Report summary. A detailed construction estimate and total project cost estimate will be provided.
- A/E will provide 3D design renderings illustrating massing and volume of main spaces, finishes, and colors for review as the project progresses. These drawings will show exterior elevations and major interior spaces. These drawings will also be used in any public and city zoning review process for the project.
- The A/E will meet with the City of Madison to determine if a conditional use permit is required. The A/E will also meet with the Madison Fire Department and the applicable neighborhood association.
- The A/E will design all required utility improvements to the new building. This includes steam, chilled water, potable water, sanitary and storm sewer, electric, and communications distribution systems and equipment.
- The A/E will design a service tunnel connecting the expanded facility to the existing service tunnel network.
 - Coordination with the A/E hired to design the utility relocations in the area of the new building footprint will be required.
- The project will upgrade the video surveillance and door controls in the existing MJTC facility so that it may be integrated into the security system of the new facility.
- The project will include design and construction documents for all landscape and site work around the new facility including new entry sidewalks, retaining walls, and landscape plantings and parking modifications.
- The A/E will prepare a Type 2 environmental assessment as required by Administrative Code DHS 18.

- The A/E will provide Level 1 commissioning services including development of bid phase commissioning documents; direct and oversee construction phase commissioning including construction verification, start-up, check out, functional performance testing, observation and reporting on contractor training of staff, development of spare parts list and a final commissioning report.

A/E Requirements

The selected consultant shall have expertise in the design and construction of secure treatment centers with a mental health orientation. The A/E must demonstrate the ability to design secure treatment centers that provide a safe environment for inmates, staff, and visitors. This includes space plans that maximize patient oversight and control in order to minimize injuries during physical interventions and to minimize the potential for patient self-harm. The MEP consultant must demonstrate knowledge of security grade hardware used in HVAC and plumbing systems in a secure environment. Security expertise with video surveillance, door controls, and patient monitoring systems will be required.

General Requirements

Finishes, hardware and fixtures should be of heavy duty, extremely durable and abuse resistant. The physical arrangement of the various spaces shall be determined for efficiency of staff and patient oversight and control. Particular care should be used in the design to minimize the number of staff required for coverage, yet maintain a high level of security. Protrusions (hardware, surfaces, etc.) must be eliminated or minimized to avoid injuries during physical interventions, and to minimize patient self-harm opportunities. Attention to mobility will be important to the design of the units to easily accommodate patients with special needs.

Special Considerations

This project will be constructed inside and adjacent to a secure mental health facility. Entrance to secure areas will require photo ID and tool inventory. Site access, cleanliness and security will need to meet institution requirements.

HVAC system elements must meet institutional grade security and ruggedness requirements. Components, including thermostats, shall be designed to be tamper resistant. Air supply, return and exhaust opening shall be designed without anchor or tie-off points. Design of security grills must be approved by DFD project manager and DHS facility and security staffs. Grill faces will be flush mounted with walls or ceiling and be sealed in place with epoxy security caulk in seclusion and time-out rooms. All return and exhaust duct work will be provided with duct access panels. Duct work and HVAC equipment shall be designed to minimize background noise and reduce sound transfer between rooms.

Hot water to patient's fixtures shall be supplied at 105°F maximum using point-of-use temperature control. No exposed piping will be permitted. Showers shall be penal grade, suicide resistant, push button activated and be equipped with shower heads of approved ADA height, with activators. No flexible hoses will be allowed. Room fixtures shall be stainless steel, comby units with integral paper holder, lavatory with drinking fountain and push button operation. Combination units will be

supplied with manufacturer's wall mounting sleeve. Provide cleanouts at accessible locations. Fish hooks shall be installed at cleanouts. Shut-offs shall be provided at all branch piping and on all fixtures. In patient areas, all new sprinkler heads shall be correction grade, Tyco-Raven Institutional Sprinkler.

All outlets in patient rooms shall be supplied from GFI breakers and shall be supplied from a single switch located in the appropriate chase. Heavy duty, penal grade security cover plates will be used in patient accessible areas. Plates shall be secured with torx-head type fasteners with center pins. The electrical system will be segregated as required by NFPA 70 Article 700. A diesel powered emergency generator will be installed outdoors.

All light fixtures in patient areas shall be security grade fixtures. Fixtures in patient rooms shall be operable from inside the room but designed to be over ridden from outside of the room. Patient room fixtures will be equipped with a night light operable from outside of the room. Exit lighting shall be LED type. Large areas, 150 square feet or greater will be provided with double switching.

Video surveillance will be provided in dining rooms, seclusion rooms, time-out rooms, day rooms, evaluation room, main entrance and at exterior courtyards. Treatment areas will be provided with video surveillance in the therapy rooms, staging area, and classrooms. MJTC will be provided with video surveillance in group activity rooms. Video surveillance system will include color digital cameras, color monitors, splitters and switches. Video surveillance will be monitored from the Secure Staff Area and remotely from the nursing station. Provision for recording of video will be included in the system.

Intercom system shall be provided between the seclusion rooms, time-out rooms, day rooms, evaluation room, end of corridors, courtyards and the building security station and remotely from the unit nursing stations. Intercom system shall be provided between the therapy, classrooms, and the building security station. The system will have talk-listen capabilities. System will be capable of patient unit and treatment area announcements and will allow music to be piped to individual areas from the staff area. Amplified intercoms will be provided at the seclusion, time-out and evaluation rooms doors. Personal emergency alarm will be provided in the evaluation room and will annunciate in the staff area but can be selectively monitored in the nursing station. An emergency alarm will be provided in the staff break area and will annunciate in the nursing station. An emergency alarm will be provided in common areas and be monitored by the Building Security Station. A card access system will be installed at exterior entrances, between the visiting area and the remainder of the building and secure dispensaries.

Security systems (camera, intercom, and door controls) of the existing MJTC facility will be upgraded to match the new systems installed in the MJTC expansion.

Data and phone jacks will be provided at a minimum of two locations in each day room, the evaluation room, staff break areas and in the nurse station. Building shall be Wi-Fi ready. A new electronics and communication closet(s) will be provided on all floors. Cable television outlets will be provided in each patient room and at multiple locations in the day rooms, in the evaluation room and connected back to existing cable television system.

Fire alarm system additions will be compatible with and connected to the existing building system. Pull stations in patient accessible areas shall be equipped with self-alarming security covers.

Code and Regulatory Compliance

- A. The Mendota Juvenile Treatment Center is a secure treatment center that emphasizes rehabilitation utilizing the most current practices. It will be licensed as an I-3 occupancy as defined by the International Code Council. However, the physical environment minimums set forth by the I-3 standard will be exceeded in order to meet the psychological treatment that will be delivered in the new facility. Best practices for psychiatric hospitals as defined in DHS 124 will be incorporated into the new facility.
- B. All work should meet the following codes and standards, as applicable.
1. Applicable Wisconsin Department of Safety and Professional Services (DSPS) codes.
 2. 2015 edition of International Building Code, International Existing Building Code, International Energy Conservation Code, International Fuel Gas Code, and the International Mechanical Code.
 3. National Fire Protection Association – NFPA 101 Life Safety Code 2012 edition. This includes all applicable NFPA codes referenced in chapter 2.1.
 4. DOA/DFDM – Policies and Procedures, Design Guidelines, Master Specifications, General Conditions & General Requirements, energy guidelines as well as all other guidelines found on the DFD website.
 5. Federal OSHA Safety and Health Standards (29 CFR 1910).
 6. Americans with Disabilities Act (ADA) as applied to new and existing construction
- C. The designer shall verify codes in effect at the time of design and applicability of any other codes not specifically designated above.
- D. Consultant shall provide to Owner/Agency a copy of all submittals and approvals of code or regulatory variations or exceptions.

Space Tabulation

This project will construct a new building of approximately 73,000 GSF. Tentative space requirements are listed below.

Space Designation	Qty	ASF	Total
Reception/ Public Area			
Vestibule	1	140	140
Lobby	1	500	500
Family Restroom	2	65	130
Reception	1	200	200
Visitation	2	450	900

Non Contact Visiting Rooms	4	80	320
Video Court Hearing Room	1	240	240
Master Control Center	1	300	300
Female Housing Units			
Private Room	20	100	2000
Shower Room	4	55	220
Day Room	2	450	900
Program Room Large	2	400	800
Program Room Small	2	300	600
Kitchen	1	160	160
Nurse Station	1	500	500
Medication Room	1	150	150
Exam Room	2	144	288
Isolation room	1	100	100
Sensory Room	2	120	240
Secure Observation Room	3	100	300
Secure Wet Cell	3	100	300
Dry Storage	1	100	100
Electronics	1	80	80
Linen - Clean	1	80	80
Linen - Dirty	1	80	80
Rest room - Staff	2	65	130
Male Housing Units			
Private Room	30	100	3000
Shower Room	4	55	220
Day Room	2	675	1350
Program Room Large	2	400	800
Program Room Small	4	300	1200
Kitchen	1	160	160
Nurse Station	1	500	500
Medication Room	1	150	150
Exam Room	2	144	288
Isolation room	1	100	100
Sensory Room	2	120	240
Secure Observation Room	2	100	200
Secure Wet Cell	3	100	300
Dry Storage	1	100	100
Electronics	1	80	80
Linen - Clean	1	80	80
Linen - Dirty	1	80	80

Rest room - Staff	2	65	130
Learning and Life Skills			
Common Area	1	550	550
Kitchen/Dining/Laundry	1	360	360
Classroom	1	480	480
Multipurpose	1	480	480
Sensory Motor	1	240	240
Library	1	640	640
Storage	1	180	180
Shared Program Areas			
Classroom	6	640	3840
Therapeutic Activity	2	300	600
Teacher Office	5	120	600
Rehab Workroom	1	300	300
Multipurpose Recreation	1	2400	2400
Recreation Storage	1	200	200
Health Services Unit			0
Waiting Area	1	100	100
Lab	1	180	180
Restroom	1	75	75
Dental Exam Room	1	144	144
Dental Lab	1	80	80
Dental Sterilization	1	100	100
Nurse Station	1	140	140
Office - Provider MDs	3	144	432
Clean Storage	1	120	120
Soiled Holding	1	60	60
Dining			
Serving Area	2	300	600
Dining	2	360	720
Soiled Tray Cart	1	40	40
Administration/ Staff Support			
Office - Provider PCS	2	144	288
Office - PhD's	3	144	432
Office Social Work	4	144	576
Office Ums	2	144	288
Administrative Assistants	2	64	128
Student Workroom	1	300	300
Office Janitor	1	80	80
Mail/Copy Room	1	160	160

Breakroom	2	240	480
Men's Staff Restroom/Shower	2	75	150
Women's Staff Restroom/Shower	2	75	150
Staff Locker room	2	240	480
Remodeled Areas			
Access Corridors	2	600	1200
Existing Offices	4	100	400
Existing Program Space	3	300	900
Support Areas			
IOC Room	1	240	240
Property Room	2	150	300
Housekeeping	1	120	120
Connector	1	1000	1000
System Service Entry Room	1	200	200
Mechanical Room	1	1400	1400
Electrical Room	1	300	300
Electrical Closets	1	80	80
Data Room	1	80	80
Basements	3	2000	6000
Penthouses	4	1000	4000
Total ASF			52,129
Total GSF			75,770
Building Efficiency			69%

Agency contacts for this project include the following:

Division of Care and Treatment Services contact:

Patrick Cork, Division Administrator 608-267-7921

Mendota Mental Health Institute contact:

Gregory Van Rybroek, Institution Director 608-301-1042

Division of Enterprise Services Engineering Staff contact:

Mark Zaccagnino 608-266-2902

APPENDIX

-MMHI Site Buildings

-MMHI Partial Plot Plan

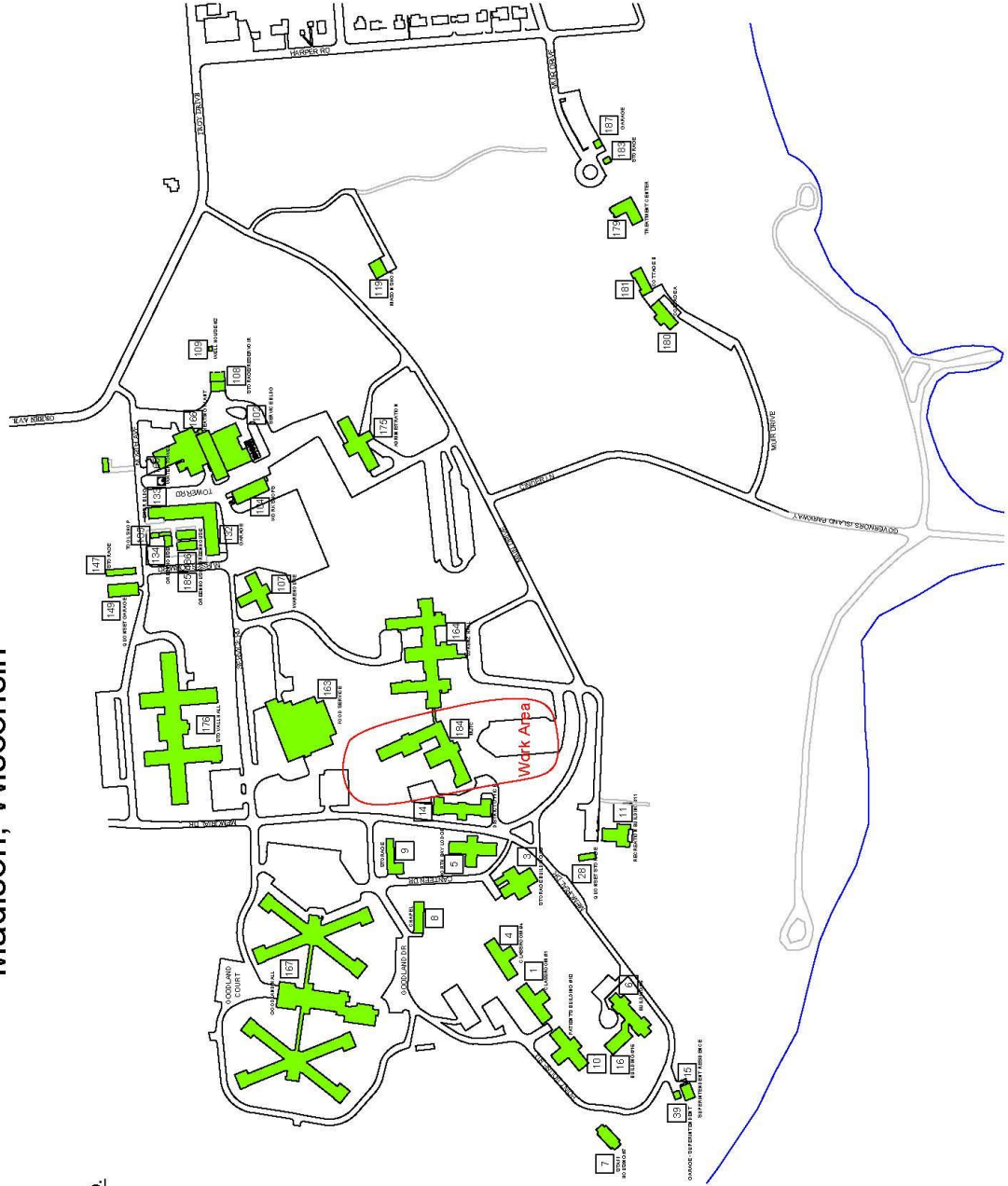
-Existing MJTC First Floor Plan

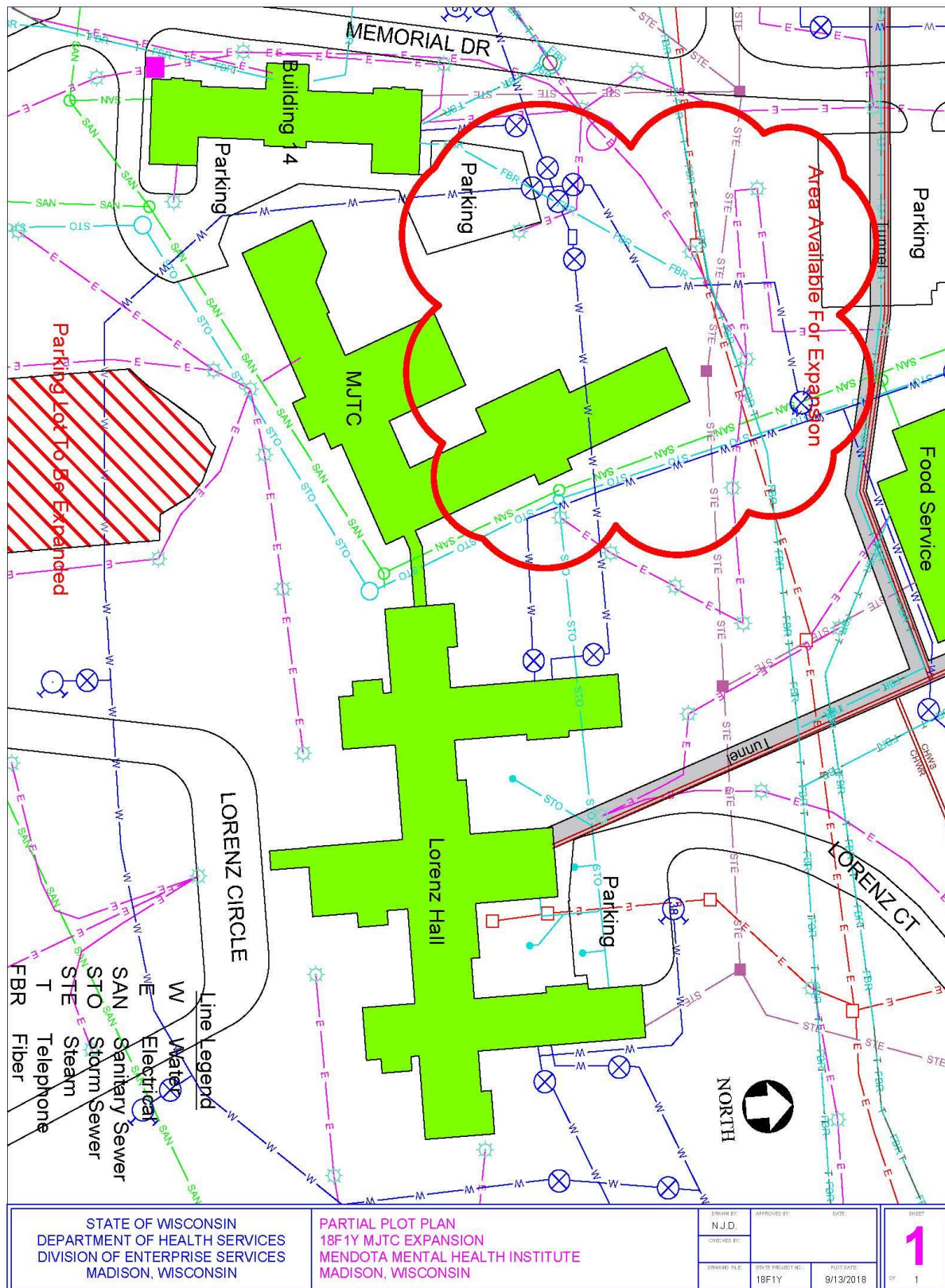
Mendota Mental Health Institute

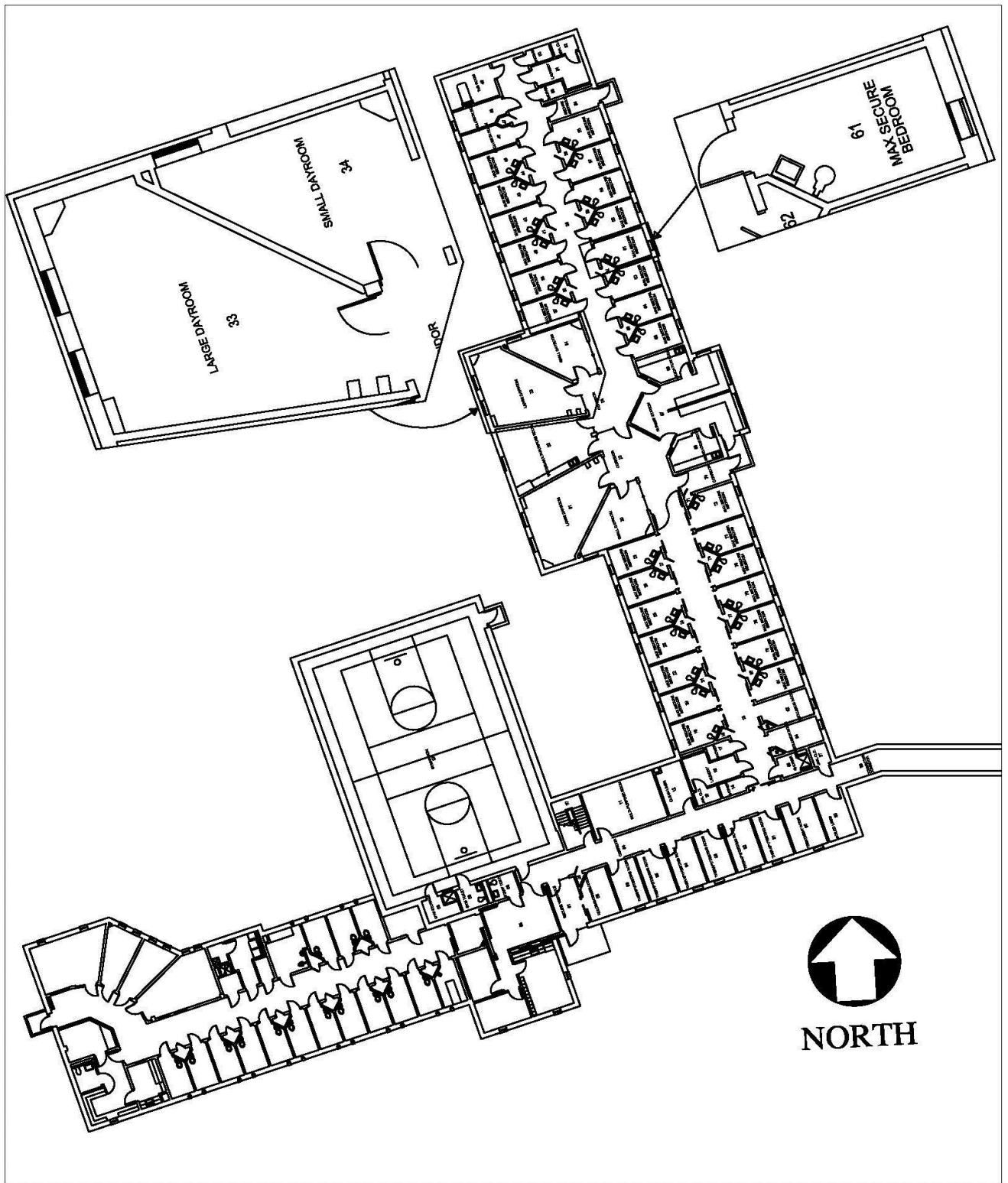
Madison, Wisconsin

DHS MMHI

No.	BUILDING NAME	DOA NO.
1	Classroom #1	1001
3	Storage Building #3	1003
4	Classroom #4	1004
5	North Bay Lodge	1005
6	Building #6	1006
7	Staff Housing #7	1007
8	Chapel	1008
9	Storage	1009
10	Patients Building #10	1010
11	Recreation Building #11	1011
14	District Office #14	1014
15	Superintendent Residence	1015
16	Building #16	1016
28	Quonset Storage	1028
39	Garage - Superintendent	1039
102	Service Building	1102
104	Workshops (Old Laundry)	1104
107	Warehouse	1107
108	Storage / Reservoir	1108
109	Well House #2	1109
119	Mason Shop	1119
132	Garages / Washroom	1132
133	Engr. & Bldg. Supervisor Off.	1133
134	Gardeners Greenhouse	1134
147	Storage	1147
149	Quonset Garage	1149
163	Food Service	1163
164	Lorenz Hall	1164
165	Water Tower	1165
166	Heating Plant	1166
167	Goodland Hall	1167
174	Bath House	1174
175	Administration	1175
176	Stovall Hall	1176
179	Lakeside	1179
180	Cottage A	1180
181	Cottage B	1181
184	MJTC	1184







STATE OF WISCONSIN DEPARTMENT OF HEALTH SERVICES DIVISION OF ENTERPRISE SERVICES MADISON, WISCONSIN	EXISTING MJTC FIRST FLOOR PLAN 18F1Y MJTC EXPANSION MENDOTA MENTAL HEALTH INSTITUTE MADISON, WISCONSIN			DRAWN BY: N.J.D.	APPROVED BY:	DATE:
				DESIGNED BY:		
				DRAWING FILE:	STATE PROJECT NO.: 18F1Y	PLOT DATE: 9/13/2018
				SHEET 1		OF 1